

E Mortgage

A BRAND OF MORGAN CHASE BANK NA

June 06, 2011

Bellingham, WA, 98229, 5621

Short Sale Terms and Conditions

Account: _____
Borrower(s): (the "Seller")

Property Address: Rolling Hills Estates CA 90274

Dear

We have agreed to your request for a Short Sale, and we will accept a minimum of \$936,110.00 to settle your account and release the lien(s) on the property above. Our acceptance is conditional upon receipt of payment in the form of certified funds on or before 07/06/11, after which this offer becomes null and void.

This acceptance is only for the contract of sale in the amount of \$1,025,000.00 between _____ (the "Buyer(s)"), and the Seller(s) excess funds at closing will be refunded to us. As the Seller(s), you will not receive any proceeds from this transaction.

At closing, please forward us a copy of the following signed and executed documents. These documents must be sent by both fax and overnight mail as provided below.

- Certified HUD-1 closing statement
- Notarized Affidavit of Arm's Length Transaction (enclosed)